

MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, September 11, 2014 • 7:00 p.m., Old School House Common

DRB members present: James Arisman, Gary Leach, Michael Schumacher, Jenny Warshow, and Les Snow. Also present: Bob Light (Zoning Administrator), Barbara Burkhalter (recording secretary), Mary Wrisley, Cam Wrisley, Dave Buska, Sue Buska, and Lorilla Banbury.

The DRB members reviewed, edited and approved the minutes of meeting dated June 12, 2014. The members started reviewing a procedural question concerning Mylars; they decided to finish the discussion after the hearing.

Request from Cam and Mary Wrisley for a 2-lot subdivision at 169 Nasmith Brook Road, Parcel ID NA003:

At 7:16 p.m., with a quorum present, James opened the hearing to review the Wrisley request for a 2-lot subdivision. All parties intending to testify were sworn in.

- The applicants own a 4 acre lot that they would like to subdivide into two 2-acre lots.
- Their house is located on proposed Lot 1
- Proposed Lot 2 would be providing a right of way to access Lot 1, via the shared driveway
- The ZA commented that the existing structures are about 40' from the proposed divider line and that they may not be extended towards that line without obtaining a variance
- The ZA said that the shape of Lot 2 is not in a desirable shape according to the Zoning Regulations, but there is no other way to make the lot any other way than what is proposed and property owners have the right to use their property in a reasonable fashion; he stated that it is reasonable
- There is enough set-back if another house was built and there is room for a well and septic
- All the rules and regulations could be accomplished the way the lot is set up, if another house was built
- Applicants have no plans to sell the 2nd lot, or to build another structure
- The driveway is shared, so if a house was built on Lot 2 another curb cut would not be added to the roadway
- A concern voiced about what kind of structure could go up on Lot 2 and whether or not certain structures (mobile, modular or stick built homes) could be prohibited, but the it was stated that there are no provisions to prohibit any structure, according to the non-discrimination clause; however, the seller of a lot may specify restrictions in a deed
- A contour map from the VT Natural Resources Atlas was presented as Exhibit 1

At 7:29 p.m., there being no further testimony or questions, the hearing was closed. The DRB will issue a written decision within 45 days.

At 7:40 p.m. James Arisman made a motion for the DRB to enter closed session to deliberate the pending applications, Les Snow seconded the motion, and all were in favor. The DRB entered deliberative session.

At 8:45 p.m. James Arisman moved to adjourn deliberative session, Michael Schumacher seconded the motion, and all were in favor. The DRB returned from deliberative session.

At 9:00 p.m. James Arisman moved to adjourn the meeting, Les Snow seconded the motion, and all were in favor. The meeting was adjourned.

Respectfully submitted,
Barbara Burkhalter